GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WASHINGTON, D.C.

Reply To

September 6, 1979

Mr. John O'Neil
3765 Northampton Street, N. W.
Washington, D. C. 20015

Dear Mr. O'Neil:

A recent inspection by a field representative of this Division and research of records disclosed premise 3765 Northampton Street, N. W., is being used as a rooming and boarding house for twelve (12) adults (Community Based Residential Facility for licensing under D. C. Law 2-35.), without a proper certificate of occupancy. This is a violation of the D. C. Zoning Regulations.

These premises are located in the R-1-B Zone which does not permit the cited use unless approved by the Board of Zoning Adjustment. If you desire, you may apply in person to the Board of Zoning Adjustment, Room 9, District Building, 14th & E Streets, N. W., and request a variance from the R-1-B Zoning requirements to permit a rooming & boarding house as stated above. You may file under Section 8207.11 of the Zoning Regulations. The power of the Board to grant variances is set forth in the Zoning Act of June 20, 1938 (52 Stat. 797), as amended, as follows:

> "Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the regulations or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulations adopted under this Act would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property, to authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map."

Mr. John O'Neil

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If the Board approves your request you must then obtain the appropriate certificate of occupancy. This may be obtained from the Permit Branch, Room 105 North Potomac Building, 614 H Street, N. W.

You are hereby informed that a reinspection will be made, and if you are found to be using the subject premises in violation of the D. C. Zoning Regulations, your case will be referred for appropriate action without further notice to you.

If you desire any further information or clarification, you may call me on 724-8910.

Yours very truly,

Gleason W. Wilson

GLEASON W. WILSON, Chief
Zoning Inspection Branch

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